

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Truex Bluex Corp.

CAL NO.: 1-14-S

APPEARANCE FOR: Gary Wigoda

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2038 W. Division Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish tattoo services inside an existing beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014

CITY OF CHICAGO

JONATHAN SWAIN

SAM TOIA

SHEILA O' GRADY

CATHERINE BUDZINSKI

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION

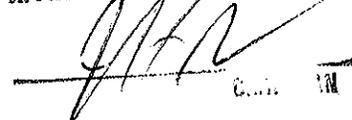
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a tattoo service which shall be located with an existing beauty salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed tattoo studio within an existing beauty salon.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE



ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Raymond Weber

CAL NO.: 2-14-S

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6550 S. Western Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish an 11 space off-site required accessory parking lot to serve a motor vehicle repair shop located at 6545 S. Western Avenue.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an 11 space off-site required accessory parking lot which shall a motor vehicle repair shop which is located at 6545 S. State Street; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed 11-space, off-site, required, accessory parking lot at 6550 South Western Avenue to serve a motor vehicle repair shop located at 6545 South Western Avenue.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT:

Acus Inc. - DBA Nomobo Salon

CAL NO.: 4-14-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED:

1415 N. Ashland Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a beauty salon.

ACTION OF BOARD-

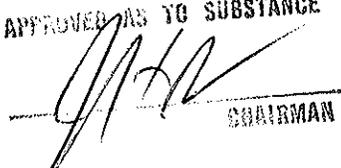
CASE CONTINUED TO FEBRUARY 21, 2014

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Robert J. Cipich DBA Ron's Gold Shop **CAL NO.:** 5-14-S

APPEARANCE FOR: **MINUTES OF MEETING:**
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 9203 S. Commercial Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a valuable objects dealer.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O'GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

[Handwritten Signature]
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Cambodian Association of Illinois **CAL NO.:** 6-14-S
APPEARANCE FOR: John Fritchey **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2831 W. Lawrence Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to expand an existing community center.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

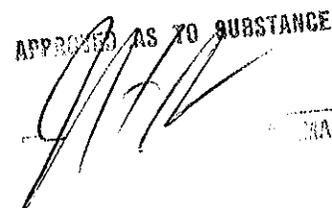
THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing community center by constructing a two-story addition to the existing building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed expansion of the existing community center.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE

MAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Cambodian Association of Illinois **CAL NO.:** 7-14-Z
APPEARANCE FOR: John Fritchey **MINUTES OF MEETING:**
 January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2831 W. Lawrence Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to establishment of reduce the east side yard setback from 5' to 0' and to reduce the west side yard setback from 5' to 0' for a proposed two-story addition to an existing community center.

**ACTION OF BOARD-
 VARIATION GRANTED**

THE VOTE

MAR 31 2014
 CITY OF CHICAGO

JONATHAN SWAIN
 SAM TOIA
 SHEILA O' GRADY
 CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

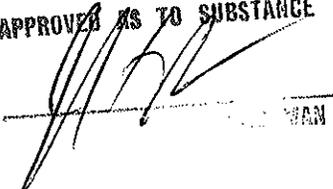
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to this property in Cal. No. 6-14-S to permit the establishment of a community center; the applicant shall now be permitted to reduce the east side yard setback to zero; the west side yard to zero for the proposed two story addition for the community center; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

 JONATHAN SWAIN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lush Wine & Spirits, LLC **CAL NO.:** 8-14-S
APPEARANCE FOR: Mark Kupiec **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2232 -34 W. Roscoe Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the expansion of an existing package goods liquor store.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing package goods liquor store; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed expansion of the existing package goods liquor store.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE
[Signature]
JONATHAN SWAIN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 9NB Corp. **CAL NO.:** 9-14-S
APPEARANCE FOR: Nicholas Resanovich **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2151-53 N. Sheffield Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establishment of hair salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

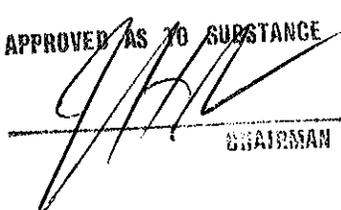
THE RESOLUTION

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WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed hair salon.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: B & J Archer Station

CAL NO.: 10-14-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 4710 S. Archer Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establishment of a gas station with a convenience store and a one-lane automatic car wash.

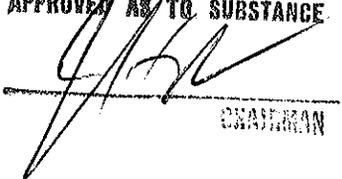
ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 21, 2014

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

	AFFIRMATIVE	NEGATIVE	ABSENT
JONATHAN SWAIN	X		
SAM TOIA	X		
SHEILA O' GRADY	X		
CATHERINE BUDZINSKI	X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Sapan Shahani **CAL NO.:** 11-14-Z
APPEARANCE FOR: Sara Barnes **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2066-68 N. Leavitt Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 12' to 9' to reduce the north side yard setback from 3.84' to 0' and, to reduce the rear yard setback from 28' to 24.5' for a proposed three-story single family residence with a rear one-story connector to a three -car garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O'GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback to 9' to reduce the north side yard setback to 0' and, to reduce the rear yard setback to 24.5' for a proposed three-story single family residence with a rear one-story connector to a three -car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE
[Signature]
JONATHAN SWAIN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 4056 N. Lincoln, LLC **CAL NO.:** 12-14-Z
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4056 N. Lincoln Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the three-space off-street parking requirement by no more than one space for a proposed four-story three unit building with ground floor commercial space.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

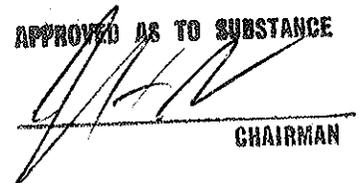
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the three-space off-street parking requirement by no more than one space for a proposed four-story three unit building with ground floor commercial space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT:

Theodore Fisher

CAL NO.: 13-14-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED:

416 W. Webster Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 25.48' to 0' to reduce the combined side yard setback from 5' to 0'; and, to reduce the rear alley line setback from 1' to 0' for a proposed two-car garage with an existing partially trellised and partially covered roof deck connected to an existing three-story single family residence.

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 21, 2014

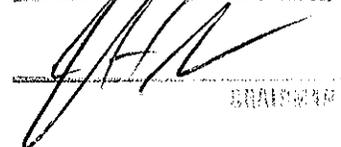
THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Rabbi Efraim Twerski

CAL NO.: 14-14-Z

APPEARANCE FOR: Nevin Hedlund

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2919 W. Pratt Boulevard

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 20' to 12' and to exceed the maximum floor area ratio of 0.65 for a proposed two story elevator shaft for an existing two-story religious assembly facility.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to 12' and to exceed the maximum floor area ratio of 0.65 for a proposed two story elevator shaft for an existing two-story religious assembly facility; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE



ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Chicago Transit Authority

CAL NO.: 16-14-S

APPEARANCE FOR: Sanford Stein

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 14 and 15 W. 95th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establishment of allow the expansion and reconstruction of the CTA Red Line 95th Street station whose main will be located at 14 W. 95th Street and the establishment of an auxiliary station entrance at 15 W. 95th Street

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 14 2014
CITY OF CHICAGO
DEPARTMENT OF HOUSING AND
ECONOMIC DEVELOPMENT

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION

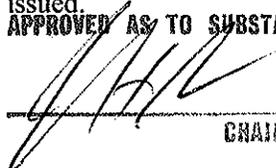
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand and reconstruct the existing CTA 95th Street Red Line Station; the applicant testified that the station is dated and needs renovation and that the auxiliary entrance is needed to provide a safety and convenience to its customers that utilize this station; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed expansion and reconstruction of the CTA Red Line 95th Street station and platforms provided the development is established consistent with the design, layout, materials and plans prepared by Parsons Brinkerhoff and dated October 29, 2013.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Aline and Essy Souly DBA Amen African Braids **CAL NO.:** 17-14-S

APPEARANCE FOR: Same

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1259 W. Wilson Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a hair braiding salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair braiding salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed hair braiding salon.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE

JONATHAN SWAIN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Speedy Cash of Illinois / DBA Speedy Cash **CAL NO.:** 18-14-S

APPEARANCE FOR: Sylvia Michas

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3602-06 N. Cicero Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a pay day loan facility.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION

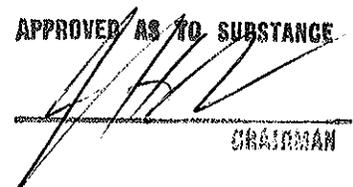
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a pay day loan facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed payday loan facility provided the development is established consistent with the design, layout, materials and plans prepared by Winter Architects and dated January 10, 2014 (elevations and site plan) and by Krogstad Land Design and dated January 8, 2014 (landscape plan).

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Greater Temple M.B. Church

CAL NO.: 19-14-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 9712 S. Vincennes

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a 257 -seat religious assembly facility and construct a one-story front addition.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 21, 2014

THE VOTE

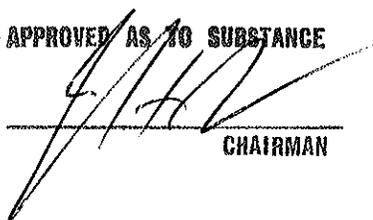
MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Litanja Moses DBA VIP Hair Bar **CAL NO.:** 20-14-S

APPEARANCE FOR: **MINUTES OF MEETING:**
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 458 E. 75th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a beauty salon.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

THE VOTE

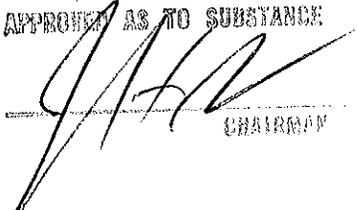
MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Belmont Assembly of God

CAL NO.: 21-14-S

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6050-58 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval for the renovation of the mezzanine space within, and for a 9,311 square foot expansion to an existing 450 seat religious assembly.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing 450 seat religious assembly by 9,311 and will also have a renovated mezzanine space; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed expansion and mezzanine renovations to an existing 450-seat religious assembly facility provided the development is established consistent with the design, layout, materials and plans prepared by Pasma Group Architects and dated October 17, 2013 (elevations and site plan) and by Daniel Weinbach and Partners and dated January 14, 2014 (landscape plan).

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Webster Development Group, LLC **CAL NO.:** 22-14-S
APPEARANCE FOR: James J. Banks **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2221 N. Leavitt Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establishment of residential use below the second floor for a proposed four-story four-unit building with a four-car detached garage.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION

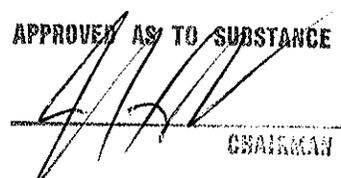
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor; for a four- story four- unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed residential use below the second floor for a proposed four-story four-unit building with a four-car detached rear garage provided the development is established consistent with the design, layout, materials and plans prepared by Hanna Architects and dated January 16, 2014.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE



Jonathan Swain

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Yu Xiang / DBA VIP Feet Feel Spa

CAL NO.: 23-14-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 3347 N. Clark Street 1st Floor, Unit C

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establishment of massage salon

ACTION OF BOARD-
CASE CONTIUED TO FEBRUARY 21, 2014

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



JONATHAN SWAIN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Nusrat Choudhry **CAL NO.:** 24-14-S
APPEARANCE FOR: Richard Kruse **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 414-24 S. Kostner Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a gas station with a limited restaurant, convenience store and one-lane automatic car wash.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
X		
X		

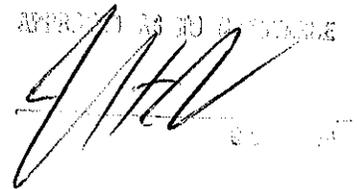
THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a gas station with a limited restaurant, convenience store and one-lane automatic car wash ; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed gas station with a limited restaurant, convenience store and a one-lane automatic car wash provided the development is established consistent with the design, layout, materials and plans prepared by IPSA Architecture and Design and dated January 14, 2014.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO FORM AND CONTENT


ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Aura Taboado **CAL NO.:** 25-14-S
APPEARANCE FOR: Same **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 4300 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establishment of beauty salon.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

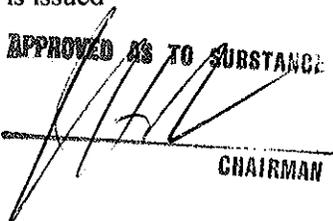
THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a beauty salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed beauty salon.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE:

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Heartland Illinois Food Corp. / DBA Burger King **CAL NO.:** 26-14-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 2834 W. Irving Park Road

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to re-establish an existing drive-through window for a renovated restaurant.

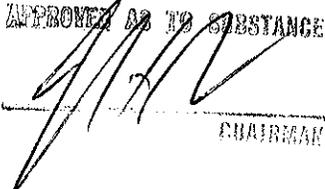
ACTION OF BOARD-
CASE CONTINUED TO APRIL 18, 2014

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 1459 W. Grand, series of Denali Properties, LLC **CAL NO.:** 27-14-S

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1459 W. Grand Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of residential use below the second floor for a proposed four-story four-unit building with two below-grade parking spaces and detached two-car garage.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a residential use below the second floor for a proposed four-story- four-unit building with two below grade parking spaces and a detached two car garage; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed residential use below the second floor for a proposed four-story four-unit building with two below-grade parking spaces and a detached two-car garage provided the development is established consistent with the design, layout, materials and plans prepared by McGrath Architects and dated September 14, 2013.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

288 113

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 1459 W. Grand, series of Denali Properties, LLC **CAL NO.:** 28-14-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1459 W. Grand Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the minimum lot area of 4,000 square feet by no more than 10% (to 3,750 square feet) for a proposed four-story four unit building with two below-grade parking spaces and a detached two-car garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant was granted a special use in Cal.No. 27-14-S to permit the establishment of residential use below the second floor; the applicant shall also be permitted to reduce the minimum lot area of 4,000 square feet by no more than 10% (to 3,750 square feet) for a four-story four unit; building with two below-grade parking spaces and a detached two-car garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Jen & Ryan Price **CAL NO.:** 29-13-Z
APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2249 N. Burling Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the rear yard setback from 35' to 30' and to reduce the combined side yard setback from 4.8' to zero in order to legalize an existing rear one-story sunroom and for a proposed third floor addition with a roof deck and a new rear detached garage with a new roof deck and external staircase connected to an existing three story single family residence .

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

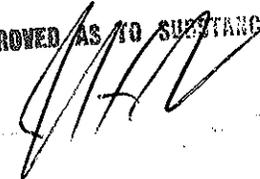
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the rear yard setback to 30' and to reduce the combined side yard setback to 0' in order to legalize an existing one-story sunroom and for a proposed third floor addition with a roof deck and a new rear detached garage with a roof deck and external staircase connected to an existing three-story single family residence ; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE


ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Barry M. Lipson

CAL NO.: 30-14-Z

APPEARANCE FOR: Same

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3854 N. Richmond Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 14.67' to 9.33' for a proposed expansion of an existing covered porch and roof.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

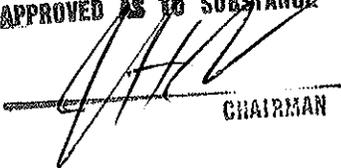
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback to 9.33' for a proposed expansion of an existing covered porch and roof; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Circle Squared Development, LLC

CAL NO.: 31-14-Z

APPEARANCE FOR: Nick Ftikas

MINUTES OF MEETING:
January 14, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2310 W. Montana Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 9.27' to 0'; to reduce the west side yard setback from 6.18' to 3.5' and to reduce the front building wall setback with rooftop features from 20' to 0' for a proposed three-story two-unit building with roof deck and two-car attached garage.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback to 0'; to reduce the west side yard setback to 3.5' and to reduce the front building wall setback with rooftop features to 0' for a proposed three-story two-unit building with roof deck and two-car attached garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

CHALGIAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Hague Family, LLC **CAL NO.:** 32-14-Z
APPEARANCE FOR: Nick Ftikas **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 907 W. Wrightwood Avenue, Unit 3

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to expand a permitted residential use by an amount (139.54) not to exceed 15% of the floor area (4, 597 square feet) in existence 50 years prior to such filing for a proposed rear addition to the third floor unit of an existing three-story three-unit building with a rear three-car detached garage.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand a permitted residential use by an amount (139.54) not to exceed 15% of the floor area (4, 597 square feet) in existence 50 years prior to such filing for a proposed rear addition to the third floor unit of an existing three-story three-unit building with a rear three-car detached garage; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Berkeley, LLC / DBA Winehouse **CAL NO.:** 33-14-S
APPEARANCE FOR: Jessica Schramm **MINUTES OF MEETING:**
 January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 3164 N. Broadway

NATURE OF REQUEST: Application for a under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a liquor store.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
 CITY OF CHICAGO

JONATHAN SWAIN
 SAM TOIA
 SHEILA O' GRADY
 CATHERINE BUDZINSKI

	AFFIRMATIVE	NEGATIVE	ABSENT
JONATHAN SWAIN	X		
SAM TOIA	X		
SHEILA O' GRADY	X		
CATHERINE BUDZINSKI	X		

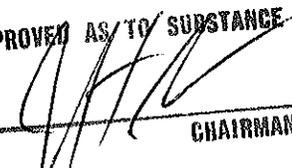
THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a liquor store; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposed liquor store provided the development is established consistent with the design, layout and plans prepared by Brian Fryzel and dated June 10, 2013.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE

 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Tree House Humane Society

CAL NO.: 34-14-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED:

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of an animal service/ shelter facility.

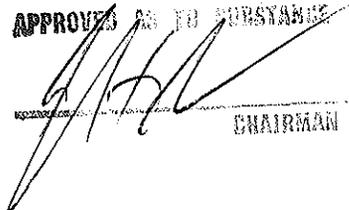
ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 21, 2014

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVES AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 1850 N. Sheffield, LLC

CAL NO.: 35-14-Z

APPEARANCE FOR: Jessica Schramm

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1841 N. Maud Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 9.5' to 4.63'; to reduce the front vehicular access setback from 20' to 4.96'; and, to reduce the rear yard setback from 16.4' to 7' for a proposed two and three-story single family residence with an attached two car garage accessed directly from North Maud Avenue via an existing 20' curb cut.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

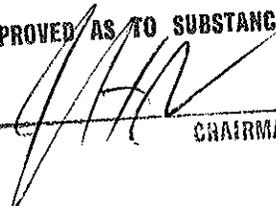
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback to 4.63'; to reduce the front vehicular access setback to 4.96'; and, to reduce the rear yard setback to 7' for a proposed two and three-story single family residence with an attached two car garage accessed directly from North Maud Avenue via an existing 20' curb cut; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 1850 North Sheffield LLC

CAL NO.: 36-14-Z

APPEARANCE FOR: Jessica Schramm

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1848 N. Sheffield Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 6.98' to 5'; to reduce the front vehicular access setback from 20' to 5.33'; and to reduce the rear yard setback from 14' to 8.25' for a proposed two and three-story single family residence with an attached garage accessed directly from North Sheffield Avenue via a proposed curb cut.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

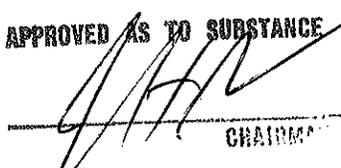
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the front yard setback to 5'; to reduce the front vehicular access setback to 5.33'; and to reduce the rear yard setback to 8.25' for a proposed two and three-story single family residence with an attached garage accessed directly from North Sheffield Avenue via a proposed curb cut; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Pure Metal Recycling, LLC'

CAL NO.: 305-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 2201-2527 S. Loomis Ave.

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a Class IVB recycling facility.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 21, 2014

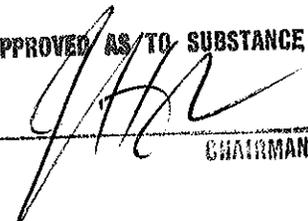
THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
CATHERINE BUDZINSKI
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Donald Hampton

CAL NO.: 345-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 4651 S. Michigan Avenue, 1st, Flr

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a beauty/ hair salon.

ACTION OF BOARD-
DISMISSED FOR WANT OF PROSECUTION

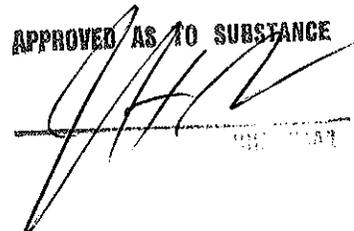
THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
JUDY MARTINEZ- FAYE
SHEILA O' GRADY
SAM TOIA

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



JONATHAN SWAIN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: McDonald's Corporation

CAL NO.: 377-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 1454 W. 47th Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a new drive-through lane and relocate an existing drive-through window for an existing restaurant.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 21, 2014

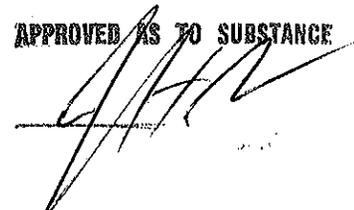
THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA OGRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: McDonald's Corporation

CAL NO.: 378-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

APPEARANCE AGAINST:

January 17, 2014

PREMISES AFFECTED: 1454 W. 47th Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to increase the maximum gross floor area of a commercial establishment by 10% for a floor area total of 4,400 square feet for a proposed one-story addition to an existing restaurant.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 21, 2014

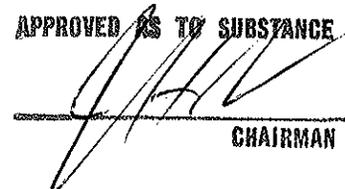
THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Wicklow Development 1, LLC **CAL NO.:** 399-13-Z
APPEARANCE FOR: James Banks **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1833 W. Addison Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the lot area from 5,000 square feet by no more than 10% (338 square feet) for a proposed three-story, four-unit building.

**ACTION OF BOARD-
VARIATION GRANTED**

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

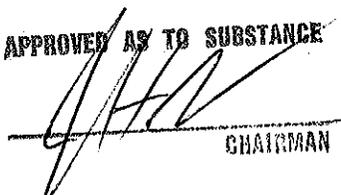
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on November 5, 2013 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to reduce the required lot area by no more that 10% which shall be 338 square feet for a three-story four dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

 CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Angelina Collins/DBA Behind Closed Doors Banquet Hall **CAL NO.:** 401-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 6206 W. North Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval of the establishment of a public place of amusement license for a proposed banquet hall located within 125' of an RS-3 Residential Single-Unit (Detached House) District.

ACTION OF BOARD-
WITHDRAWN ON MOTION OF THE APPLICANT

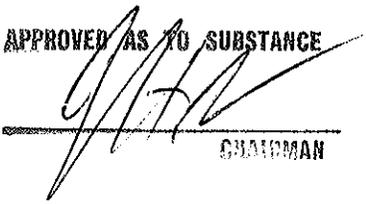
THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: L.A. Recycling, Inc.

CAL NO.: 404-13-S

APPEARANCE FOR:

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 3345 W. 31st Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval of the establishment of Class IVA recycling facility.

ACTION OF BOARD-
CASE CONTINUED TO FEBRUARY 21, 2014

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE



CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT:

Oswaldo Guillen

CAL NO.: 409-13-S

APPEARANCE FOR:

MINUTES OF MEETING:

January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED:

1627 N. Wolcott Avenue

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to enclose an existing roof deck.

ACTION OF BOARD-

CASE CONTINUED TO FEBRUARY 21, 2014

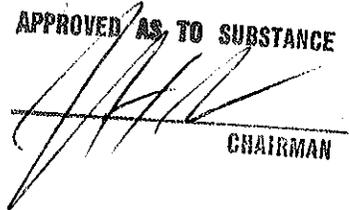
THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
JUDY MARTINEZ-FAYE
SAM TOIA
SHEILA O'GRADY

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT:

Ted Panek

CAL NO.: 413-13-Z

APPEARANCE FOR:

MINUTES OF MEETING:

January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED:

3623 W. Altgeld Street

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 20' to 8' and to reduce the west side yard setback from 5.2' to 2' for a proposed garage with a driveway and curb on West Altgeld Street.

ACTION OF BOARD-

DISMISSED FOR WANT OF PROSECUTION

THE VOTE

MAR 31 2014

CITY OF CHICAGO

JONATHAN SWAIN

JUDY MARTINEZ-FAYE

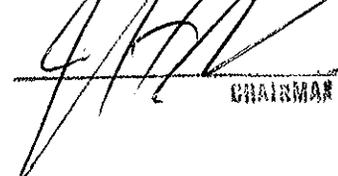
SAM TOIA

SHEILA O'GRADY

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Maranatha Family Church

CAL NO.: 425-13-S

APPEARANCE FOR: Nicole Rodriguez

MINUTES OF MEETING:
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6837-41 S. State Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a religious assembly with 340 seats and to construct a one story front and rear addition.

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

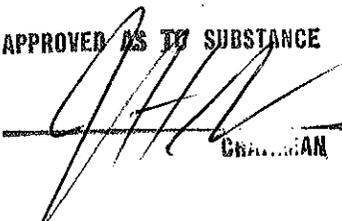
THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 5, 2013; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a religious assembly with 340 seats and to construct a one story front and rear addition ; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE

Jonathan Swain

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Maranatha Family Church

CAL NO.: 426-13-S

APPEARANCE FOR: Nicole Rodriguez

MINUTES OF MEETING:
January 17, 2013

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6851-57 S. State Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish an off-site accessory parking lot to serve a religious assembly at 6837 S. State Street

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

	AFFIRMATIVE	NEGATIVE	ABSENT
JONATHAN SWAIN	X		
SAM TOIA	X		
SHEILA O' GRADY	X		
CATHERINE BUDZINSKI	X		

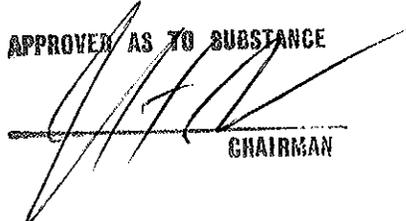
THE RESOLUTION

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 5, 2013; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted in Cal. No. 425-13-S to grant the establishment of a religious assembly; with 340 seats; the applicant shall also be permitted to establish an off-site accessory parking lot to serve a religious assembly at 6837 S. State Street; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: CMC Service of Chicago, LLC DBA Great Clips **CAL NO.:** 442-13-S

APPEARANCE FOR: **MINUTES OF MEETING:**
January 17, 2014

APPEARANCE AGAINST:

PREMISES AFFECTED: 2605 1/2 N. Clark Street

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish of a beauty salon.

ACTION OF BOARD-
CASE CONTINUED TO JANUARY 17, 2014

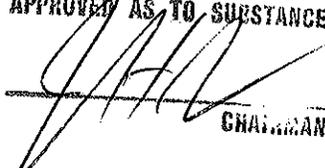
THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 5110 S. Harper, LLC

APPEARANCE FOR: Meg George

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5110-14 S. Harper Avenue

CAL NO.: 444-13-S

MINUTES OF MEETING:
January 17, 2014

NATURE OF REQUEST: Application for a special use under Chapter 17 of the Zoning Ordinance for the approval to establish a 28 space off-site non-required accessory parking lot to serve a mixed use building development located at 1525 E. Hyde Park Boulevard

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		

THE RESOLUTION

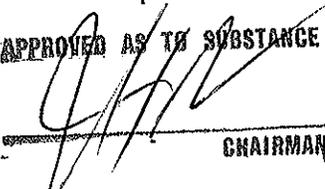
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on December 5; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 28 space off-site non-required accessory parking lot to serve a mixed use building development located at 1525 E. Hyde Park Boulevard; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s):

The Department of Planning and Development recommends approval of the proposed 28-space, off-site, non-required, accessory parking lot to serve a mixed-use development located at 1525 East Hyde Park Boulevard provided the development is established consistent with the design, layout and plans prepared by Wallin Gomez Architects and dated December 12, 2012.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 5110 S. Harper LLC **CAL NO.:** 445-13-Z
APPEARANCE FOR: Meg George **MINUTES OF MEETING:**
January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 5110-14 S. Harper Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to reduce the front yard setback from 20' to 14.11' for a proposed off-site non-required accessory parking lot to serve a mixed-use development located at 1525 E. Hyde Park Boulevard

ACTION OF BOARD-
APPLICATION APPROVED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
RECUSED		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to this property in Cal. No. 444-13-S; to permit the establishment of a parking lot to serve the mixed use development located at 1525 E. Hyde Park Blvd; the applicant shall also be permitted to reduce the front yard setback to 14.11' for an off-site non-required accessory parking lot to serve the mixed-use development located at 1525 E. Hyde Park Boulevard; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE
[Signature]
PRESIDENT

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Michael's Neighborhood Pub, Inc. **CAL NO.:** 448-13-S
APPEARANCE FOR: Robert E. Mahoney **MINUTES OF MEETING:**
 January 17, 2014
APPEARANCE AGAINST: None
PREMISES AFFECTED: 6689-95 N. Oliphant Avenue

NATURE OF REQUEST: Application for a special use Chapter 17 of the Zoning Ordinance for the approval to expand an existing tavern.

**ACTION OF BOARD-
 APPLICATION APPROVED**

THE VOTE

MAR 31 2014
 CITY OF CHICAGO

JONATHAN SWAIN
 SAM TOIA
 SHEILA O' GRADY
 CATHERINE BUDZINSKI

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

THE RESOLUTION

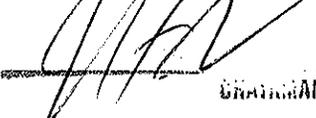
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Sun-Times on January 2, 2014; and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand the existing tavern at this location; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony was offered that the use complies with all of the criteria as set forth by the code for the granting of a special use at the subject; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s): The Department of Planning and Development recommends approval of the proposal to expand an existing tavern provided the development is established consistent with the design, layout and plans prepared by Luis A. Martinez and dated July 2, 2013.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued

APPROVED AS TO SUBSTANCE


 JONATHAN SWAIN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Michael's Neighborhood Pub, Inc. **CAL NO.:** 449-13-Z

APPEARANCE FOR: Robert E. Mahoney **MINUTES OF MEETING:**
January 17, 2014

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6689-95 N. Oliphant Avenue

NATURE OF REQUEST: Application for a variation under Chapter 17 of the Zoning Ordinance for the approval to establish a public place of amusement license for a tavern located within 125' of an RS-3 zoning district.

ACTION OF BOARD-
VARIATION GRANTED

THE VOTE

MAR 31 2014
CITY OF CHICAGO

JONATHAN SWAIN
SAM TOIA
SHEILA O' GRADY
CATHERINE BUDZINSKI

AFFIRMATIVE NEGATIVE ABSENT

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
		X
X		

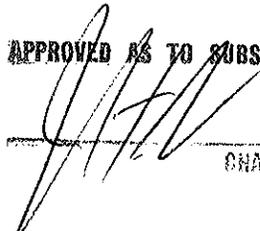
THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 17, 2014, after due notice thereof as provided under Section 17-13-0107A and by publication in the Chicago Sun-Times on January 2, 2014 and

WHEREAS, the Zoning Board of Appeals, having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; a special use was granted to this location in Cal. No. 448-13-S to expand the existing tavern; the applicant shall be permitted to establish a public place of amusement license for a tavern which is located within 125' of a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood; it is therefore

RESOLVED, that the Zoning Board of Appeals, by virtue of the authority conferred upon it, does hereby make a variation in the application of the district regulations of the zoning ordinance and that the aforesaid variation request be and it hereby is granted subject to the following condition(s):

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

APPROVED AS TO SUBSTANCE

CHAIRMAN